

New Lease Available

Initial Rent : £7,200 per annum + VAT

Unit 4, Harbour Row, Harbour Road, Oulton Broad, Lowestoft, Suffolk NR32 3RF



Modern commercial unit

- To Let -

- Warehouse / workshop unit
500 sq ft (46.5 sq m)
- WC facility
- Good height vehicle door (3m)
- Forecourt car parking spaces
- Established estate

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Lowestoft

Lowestoft is England's most Easterly town and second largest in Suffolk with an active port. Employment includes fabrication for the off shore industry, wind farms, CEFAS Laboratory and Birds Eye Factory. The south shore of Lake Lothing has in part undergone re-development with food stores, business parks, small industrial units and marina complexes. A third river/lake crossing was completed in 2024.

Lowestoft forms part of East Suffolk Council's administration area and has an urban population of approximately 71,000 with a summer increase with its involvement in the holiday industry. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the Norfolk Broads.

Lowestoft has excellent connectivity, with a main railway station to London (Liverpool Street (122 miles, approx. 3 hours) and Norwich (28 miles, approx. 42 minutes). Norwich has the nearest major airport. The town is serviced by the A12 trunk road which connects to the A14 near Ipswich (46 miles) and gives access to Felixstowe. The A146 gives access to Beccles and Norwich. The A47 runs 10 miles north to Great Yarmouth.

Location

The unit is situated within a terrace of six self-contained units which form Harbout Row located to the north shore of Lake Lothing and accessed via Bridge Road (A1117). Bridge Road connects to Gorleston Road (B1375) to the north and to Beccles Road (A146) to the south.

Harbour Road and the surrounding industrial area is long established and characterised by industrial and warehouse occupiers including H.G. Hannant Limited, P.W. Waters Limited and GB Joinery (East Anglia) Limited.

Description

A modern (built c. 2020) unit within a block of six high quality business units. The unit is of steel portal frame construction with insulated steel clad elevations and roof.

The unit offers versatile accommodation with maximum eaves height of 3.6m (12ft). Access is via a steel roller shutter (3m x 3m) for vehicle loading/unloading and with a personnel door.

The unit is well proportioned measuring approximately 5.8m width x 8.1m depth and with surfaced forecourt for vehicle access and parking.

Accommodation

Warehouse	500 sq. ft	46.5 sq. m
WC facility		
Total	500 Sq. Ft	46.5 Sq. M

Services

Mains water, electricity (63 amp) and drainage are connected to the property. A BT phone line is connected to the property.

Tenure

Leasehold.



Harbour Row

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Terms

Leasehold - Lease is for a multiple of 3 years on effective tenant's full repairing and insuring terms.

Rent payable quarterly in advance by standing order.

A service charge is applicable to include roof and window cleaning, gutter clearing and common area maintenance. Building insurance is also included in the service charge. Further details available from the agent. Current annual charge is approximately £270.

Possession

Vacant possession upon completion of a new lease.

Planning

Class E - Commercial, Business and Service.

Business Rates

RV - £5,600.

An occupier is likely to be entitled to 100% business rates rebate. Contact East Suffolk Business Rates Department.

EPC

The Property has an Energy Performance Rating of "C". The Certificate and Recommendation Report are available upon request.

VAT

VAT will be applicable to the rent.



Legal Costs

Each party to be responsible for their own legal costs.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective tenant will be required to provide proof of identity, address and funds to the letting agents prior to letting.



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Agent Details

For further details please contact:

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

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